

FOR LEASE

2850

CORDELIA ROAD



±1,740 - 6,970 SF OFFICE / WAREHOUSE SUITES

FAIRFIELD BUSINESS CENTER

AVAILABLE SPACE

Suite 120

- ±1,740 SF office/warehouse suite available for lease
- ±750 SF of office area
- 18'-20' clear height
- One grade-level door
- 100 amps, 277/480v (tenant to verify)

Suite 200

- ±6,970 SF office/warehouse suite available for lease
- ±3,150 SF of office space
- 18'-20' clear height
- Two grade-level doors
- 200 amps, 277/480v (tenant to verify)

PROPERTY HIGHLIGHTS

- ±98,800 SF in 3 light industrial / flex buildings
- Automatic gates to access fenced rear yard
- 24/7 exterior camera monitoring throughout park
- 3 per 1,000 SF parking ratio



CHRIS NEEB
chris.neeb@jll.com
(707) 495 7777
RE License No: 01324612

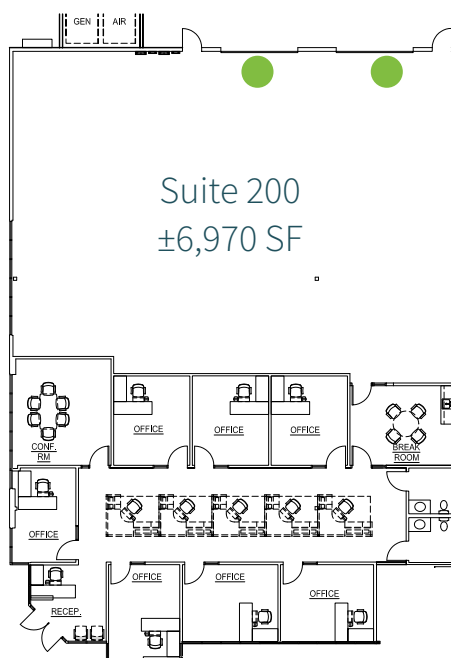
MATT BRACCO
matt.bracco@jll.com
(925) 200 3537
RE License No: 01185434

GLEN DOWLING
glen.dowling@jll.com
(707) 227 7800
RE License No: 00890450

Jones Lang LaSalle Brokerage, Inc.
Real Estate Lic # 01856260

Suite 200

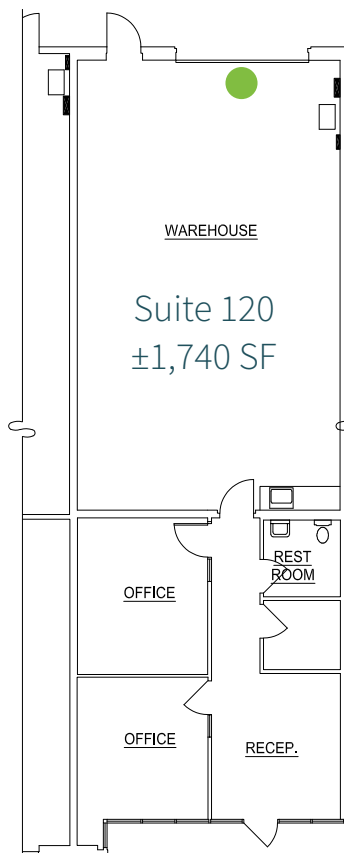
- ±6,970 SF office/warehouse suite
- ±3,150 SF of office space
- Front corner unit with reception, 6 offices, open plan area, conference room, break room, and two bathrooms
- 18'-20' clear height
- 2 grade-level doors
- 200 amps of 277/480 volt
- New HVAC in office areas
- New LED lighting in office and warehouse areas
- Warehouse facing offices can be reconfigured



● **GRADE-LEVEL DOOR**

Suite 120

- ±1,740 SF office/warehouse suite
- ±750 SF office area
- Reception area, open plan area, private offices, and break area
- 18'-20' clear height
- 1 grade-level door
- 100 amps, 277/480 volt
- Newly renovated

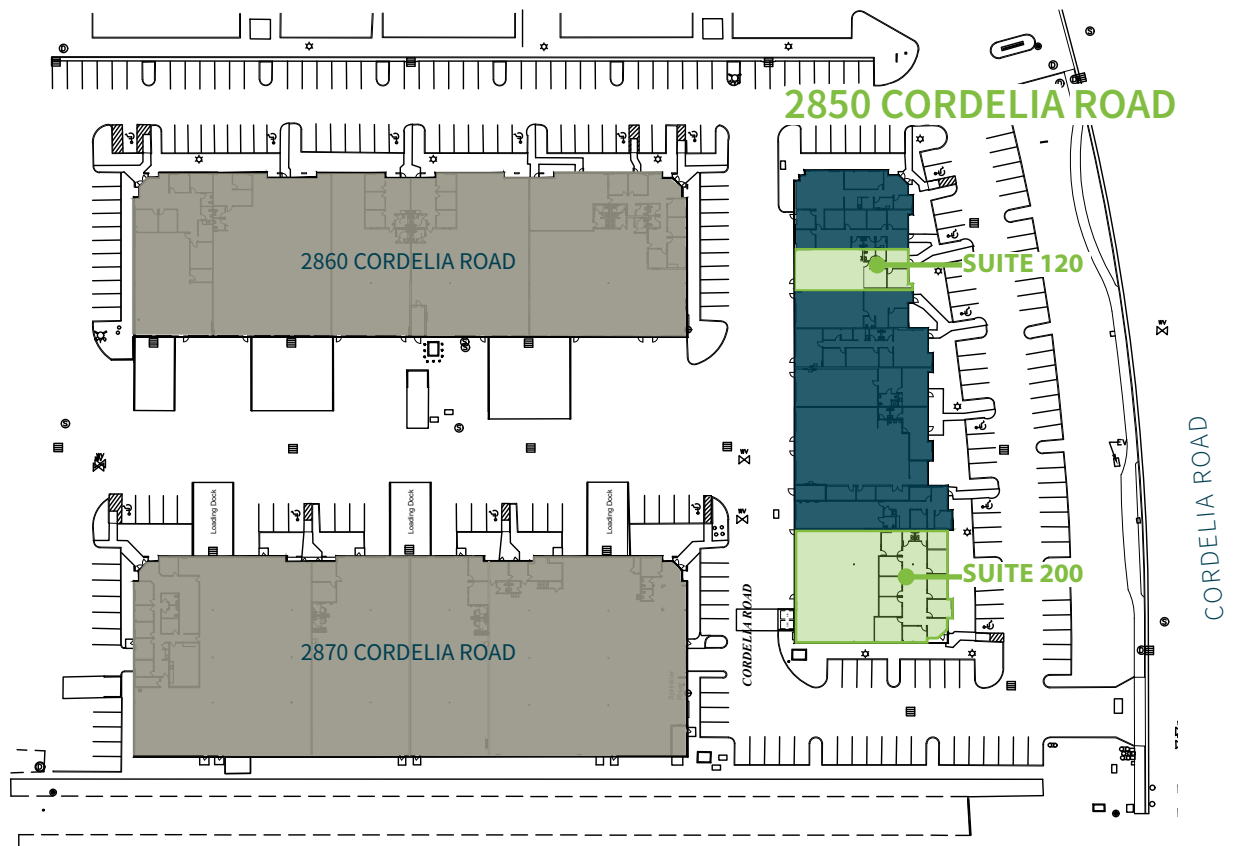


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SITE PLAN



To Schedule a Tour or For More Information, Please Contact:

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



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